



3.28 acres/1.33 hectares

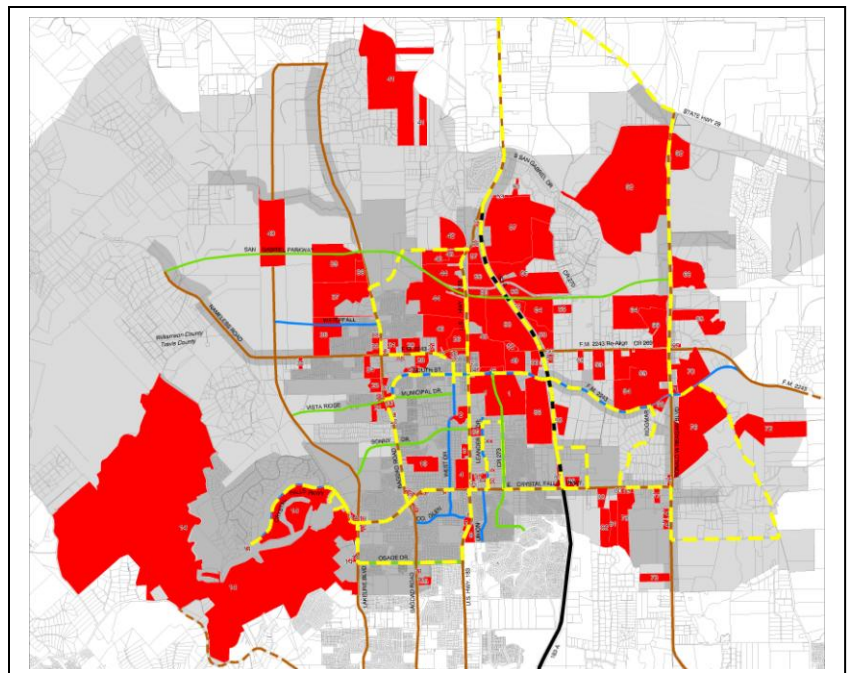
183-A is 1.1 mile/1.8 kilometers west

Utilities

Greenfield with small shop/office

Zoning – Light Industrial

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3.28 Acres/1.33 Hectares
RDG Leander Drive II

Site 90

Property				
Total Acreage: 3.28 acres/1.33 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. G	
Location				
City: Leander			County: Williamson	
Address/Directions: 908 – 910 Leander Drive, near the Leander Police Department, on the east side of Leander Drive, Tract 16, Block B, Leander Heights, Section 3				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1 mile/1.6 kilometers			Type of Zoning: Light Industrial	
Distance to Interstate Highways: 8 miles/12.9 kilometers				
General Site Information				
Previous Use of Site: Commercial		General Condition: Excellent		Dimensions: 200 x 716 feet/61 x 218 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 2.6 miles/4.2 kilometers			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: This site is located on the north end of one of Leander's major industrial areas	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Office/Warehouse, Office/Retail, Industrial	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 40 psi/275.8 kilopascal		Sewer - Size of Nearest Line: 10 inches/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fuqate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Joseph Greene	Phone: (512) 259-4959	Facs: (512) 259-8988	Email: joseph@reuniondg.com	Web Site: http://www.reuniondg.com
Sales Price: \$425,000 (approx. \$2.975/sq. ft.), negotiable with Owner Financing Available depending upon terms.			Lease Price: Negotiable	
Comments: Sonny Drive will be constructed across the Capital Metro railroad tracks and connect to Leander Drive. There are two water meters, two 4 inch/10.16 cm sewer connections, four electric meters (three-phase power is available), a small shop and roughly 1,600 square feet/149 square meters of office space available.				